



An
Bord
Pleanála

Board Direction
BD-000879-18
ABP-301118-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/08/2018.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Amend condition number 2 as follows:

- (a) The roof dormer shall be at least 990mm from the external face of the east gable wall at attic level.*
- (b) Access to the attic level shall be provided within the envelope of the existing roof and / or the proposed dormer structure.*
- (c) No window or other opening, other than a roof light matching the proposed front roof lights in dimension, shall be provided to the attic landing on the rear roof slope.*

Reason: *To clarify the nature and extent of the permission where there are anomalies between plans and drawings submitted to the application.*

Reasons and Considerations

It is considered that, subject to compliance with condition no.2, as revised, the design of the proposed dormer would generally accord with the design standards for such development under Appendix 17, Vol.2 of the Dublin City Development Plan 2016-2022, would not be unduly out of character with the pattern of development in the vicinity, would not set an undesirable precedent for development or seriously injure the amenities of property in the vicinity, would be consistent with the zoning objective pertaining to the site, Z1 '*To protect, provide for an improve residential amenities*', and would be in accordance with the proper planning and sustainable development of the area.

Board Member:

Date: 08/08/2018

Terry Ó Niadh